

DOROTHY JEAN JACKSON, ET AL
1608 South Latham
Memphis, TN 38106

Grantors

To

ANNA GARDNER,
122 East Street
Hernando, MS 38632,

Grantee

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, DOROTHY JEAN JACKSON, JAMES CHARLES CRAIGEN, ROBERT LEE CRAIGEN, EVA CRAIGEN SANDERS, also known as Evanne Craigen, ANTHONY CLAYTON, and WILLIAM HOLLOWAY, do hereby grant, bargain, sell, convey and warrant unto ANNA GARDNER the land lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

An irregular parcel of land at Hernando, being a part of Lot 38 in the Southwest Quarter of Section 18, Township 3 South, Range 7 West of the Chickasaw Meridian, more particularly described as follows: BEGINNING at a point 3004.3 feet southeasterly from Mile Post L-415 as measured along the center line of the Illinois Central Railroad Company's main track, as now located, and 60 feet southwesterly from said center line, measured at a right angle thereto, said point also being in the south line of Lot 38; thence northwesterly parallel with and 60 feet southwesterly from said center line of main tract 150 feet to a point in the southerly line of a gravel road; thence northwesterly along said southerly line of road 210 feet, more or less, to a point in the east line of the property conveyed to M.B. Dabney, Sr., by the Chicago, St. Louis and New Orleans Railroad Company by deed dated June 19, 1945; thence southerly along said east line of the property conveyed in the aforesaid deed 210 feet, more or less, to a point in the south line of Lot 38; thence easterly along said south line of Lot 38 to the point of beginning, containing an area of 0.9 of an acre, more or less, and being the same land conveyed to Anthony Martin, et ux, by deed dated December 19, 1961, and recorded in Book 52, page 28 of the deed records of DeSoto County, Mississippi.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in the City of Hernando and DeSoto County, Mississippi; subject to reservation of all the oil, coal, gas, sulphur, and other minerals as shown in that certain deed of date December 19, 1961, and of record in Book 52, page 28 of the deed records of DeSoto County, Mississippi;

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further subject to the agreement set out in that certain deed of record in Book 52, page 28, stating that the improvements upon the within described land shall be kept painted and to maintain the premises in a neat and well kept condition.

Anthony Martin, record owner of the hereinabove described property, died testate on July 24, 1983, and his Last Will and Testament is probated in Cause No. 83-8-608 as shown on the General Docket of the Chancery Court of DeSoto County, Mississippi. His last will and testament is of record in Will Book 15, page 336 and shows the grantors herein as his devisees and legatees.

The conveyance of the hereinabove described property constitutes no part of the Grantors homestead, therefore the Grantors spouses do not need to join in this conveyance.

Taxes for the year 1983 shall be paid by the Grantors. Taxes for all future years will be paid by the Grantee. Possession is given with the delivery of this deed.

WITNESS our signatures, this the 24TH day of OCTOBER, 1983.

Dorothy Jean Jackson
Dorothy Jean Jackson

James Charles Craigen
James Charles Craigen

Robert Lee Craigen
Robert Lee Craigen

Eva Craigen Sanders
Eva Craigen Sanders

Anthony Clayton
Anthony Clayton

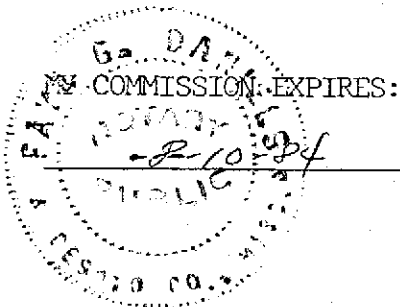
William Holloway
William Holloway

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said state and county, the within named DOROTHY JEAN JACKSON, JAMES CHARLES CRAIGEN, ROBERT LEE CRAIGEN, EVA CRAIGEN SANDERS, and ANTHONY CLAYTON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the year and day therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 31st day of October, 1983.

Ray G. Daniels
Notary Public

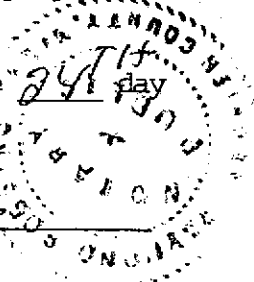


STATE OF MICT
COUNTY OF BERRIEN

Personally appeared before me, the undersigned authority in and for said state and county, the within named WILLIAM HOLLOWAY, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the year and day therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 24th day of Oct., 1983.

Raymond A. Robbins
Notary Public



MY COMMISSION EXPIRES:

12 JAN 1987

RAYMOND A. ROBBINS
Notary Public, Berrien County, MI
My Commission Expires Jan. 12, 1987

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 45 minutes A.M. 9 day of Nov. 1983, and that the same has been recorded in Book 167 Page 557 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 10 day of Nov. 1983.
H. M. Ferguson CLERK